

Capsule Summary
SM-561
Abell/Greenwell House
Leonardtown
Private

c. 1911-1921

The Abell/Greenwell House, located on the east side of Lawrence Avenue in Leonardtown, Maryland, represents a good example of a frame, two story, three bay dwelling with a hipped roof. Originally constructed between 1911 and 1921 probably by Enoch Abell or William H. and Catherine Williams, the house was eventually sold to Louis H. and Madoline Greenwell in 1935 and remained in the Greenwell family until 1982. The house is a good example of a "four-square" building type (derived from the Prairie-style) that can be found throughout Leonardtown--other examples include the Johnson/McNey house (SM-536) as well as the Hutchins house (SM-558). The slight differences in dimension, size, and materials between all of these dwellings points to the diversity possible within a standardized building type. Overall, the four square represented just one of several building types that became popular with Leonardtown's residents in the early-twentieth century. While the building has been covered with artificial siding, the Abell/Greenwell dwelling retains much its original fabric including its fenestration, window sash, front porch, and overall form making it a significantly intact example of the four square type.

SM-561, Abell/Greenwell House
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial Urban Dominance, 1870-1930
Historic Period Theme:	Architecture

Resource Type

Category:	Building
Historic Environment:	Rural
Historic Function and Use:	Residence
Known Design Source:	None

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-561

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Abell/Greenwell House

and/or common

2. Location

E side of Lawrence Avenue, just N of the intersection of Shadrick Street and Lawrence Avenue
street & number ☐ not for publication

city, town Leonardtown ☐ vicinity of congressional district 3

state Maryland county St. Mary's

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Donald L. and Norma Wachter

street & number 12398 Detour Road telephone no.:

city, town Keymar state and zip code Md 21757

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 945

street & number folio 138

city, town Leonardtown state Md

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. SM-561

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 1

The Abell/Greenwell house is located near the intersection of Shadrick Road and Lawrence Avenue on the east side of Lawrence Avenue. The house is bounded to the west by the road, to the south by a one story house, to the east by a two-story apartment building, and to the north by another one story residence. The house is shaded by a series of three large deciduous trees and also contains a chain-link, fenced-in the yard.

The Abell/Greenwell house is a frame, two-story, three bay "four square" with a rusticated concrete block foundation and a hip roof. While the exterior walls are sheathed with artificial siding, the roof is covered with asphalt shingles. The primary (west) elevation is distinguished by a first story porch supported by four square columns. This porch shades three bays--two, six-over-six, double-hung sash windows and a wood door. The second floor exhibits three, six-over-six windows. At the junction of the roof and walls is a shallow eave with an enclosed cornice. The roof itself is pierced by a single brick chimney flue.

8. Significance

Survey No. SM-561

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Abell/Greenwell House, located on the east side of Lawrence Avenue in Leonardtown, Maryland, represents a good example of a frame, two story, three bay dwelling with a hipped roof. Often called a "four-square," this building type is used throughout Leonardtown. Other examples include the Johnson/McNey house (SM-536) as well as the Hutchins house (SM-558). The four square represented just one of several building types that became popular with Leonardtown's residents in the early-twentieth century. While the building has been covered with artificial siding, the dwelling retains much its original fabric including its fenestration, window sash, front porch, and overall form.

Archival evidence suggests that the house was constructed sometime between 1911 and 1921 by Enoch Abell to serve as a tenant or rental dwelling. The deed in 1911 notes that a blacksmith shop, stable, and corn house are all located on the property. The deed in 1921, however, notes that the tract contained a "dwelling, a blacksmith shop, stable, and corn house all enclosed." In 1921, Abell sold the parcel to William H. and Catherine E. Williams. The Williams family held the property until 1930 when Mary Smith acquired the house and lot. The property was sold once more in 1935 to Louis H. and Madoline Greenwell. It remained in the Greenwell family until 1982.

Survey No. SM-561

PS-2746

— SM-561, The Abell/Greenwell House
St. Mary's County
8.1 Significance

Chain-of-title (Please note that all records can be found in the Land Records Office, St. Mary's County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber EWA 945, Folio 138
Grantee: Donald L. and Norma M. Wachter
Grantor: Sandra J. Taylor
Date: December 29, 1994
Notes: The Wachter's purchased the .38 acre tract for \$290,000.

Reference: Liber MRB 570, Folio 400
Grantee: Sandra J. Taylor
Grantor: Gregg and Sandra Taylor
Date: November 22, 1990
Notes: This is noted as a quitclaim deed.

Reference: Liber 221, Folio 300
Grantee: Gregg and Sandra Taylor
Grantor: Larry I. Vass, et al
Date: June 17, 1985

— Reference: Liber 131, Folio 226
Grantee: Joseph Ernest Bell, trustee securing Eldred W. Greenwell
Grantor: Larry I. Vass
Date: November 29, 1982
Notes: This is noted as a deed of trust.

Reference: Liber DBK 247, Folio 96
Grantee: Eldred W. Greenwell
Grantor: Estelle P. Greenwell, widow fo William F. Greenwell
Date: February 19, 1976
Notes: This deed notes that the tract contains 1/3 of an acre.

Reference: Liber JMM 10, Folio 356
Grantee: William F. Greenwell
Grantor: Louis H. and Madoline Greenwell
Date: August 31, 1936

Reference: Liber JMM 9, Folio 364
Grantee: Louis H. Greenwell
Grantor: John T. Smith, widower
Date: December 7, 1935

Reference: Liber JMM 9, Folio 336
Grantee: John T. and Mary Smith
Grantor: Joseph G. Nuthall
Date: November 9, 1935

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SM-561, The Abell/Greenwell House
St. Mary's County
8.2 Significance

Reference: Liber JMM 9, Folio 335
Grantee: Joseph G. Nuthall
Grantor: John T. and Mary Smith
Date: November 6, 1935

Reference: Liber JMM 7, Folio 32
Grantee: Mary Smith
Grantor: A. Kingsley Love, trustee
Date: May 29, 1930
Notes: As the result of a circuit court case involving William H. and Catherine E. Williams vs J. Henry and Rose Williams, the property was sold at auction to Mary Smith for \$1310.

Reference: Liber EBA 20, Folio 328
Grantee: William H. and Catherine E. Williams
Grantor: Enoch B. Abell
Date: December 23, 1921
Notes: In the property description, the deed notes that the property contains a "a dwelling, a blacksmith shop, stable, and corn house all enclosed."

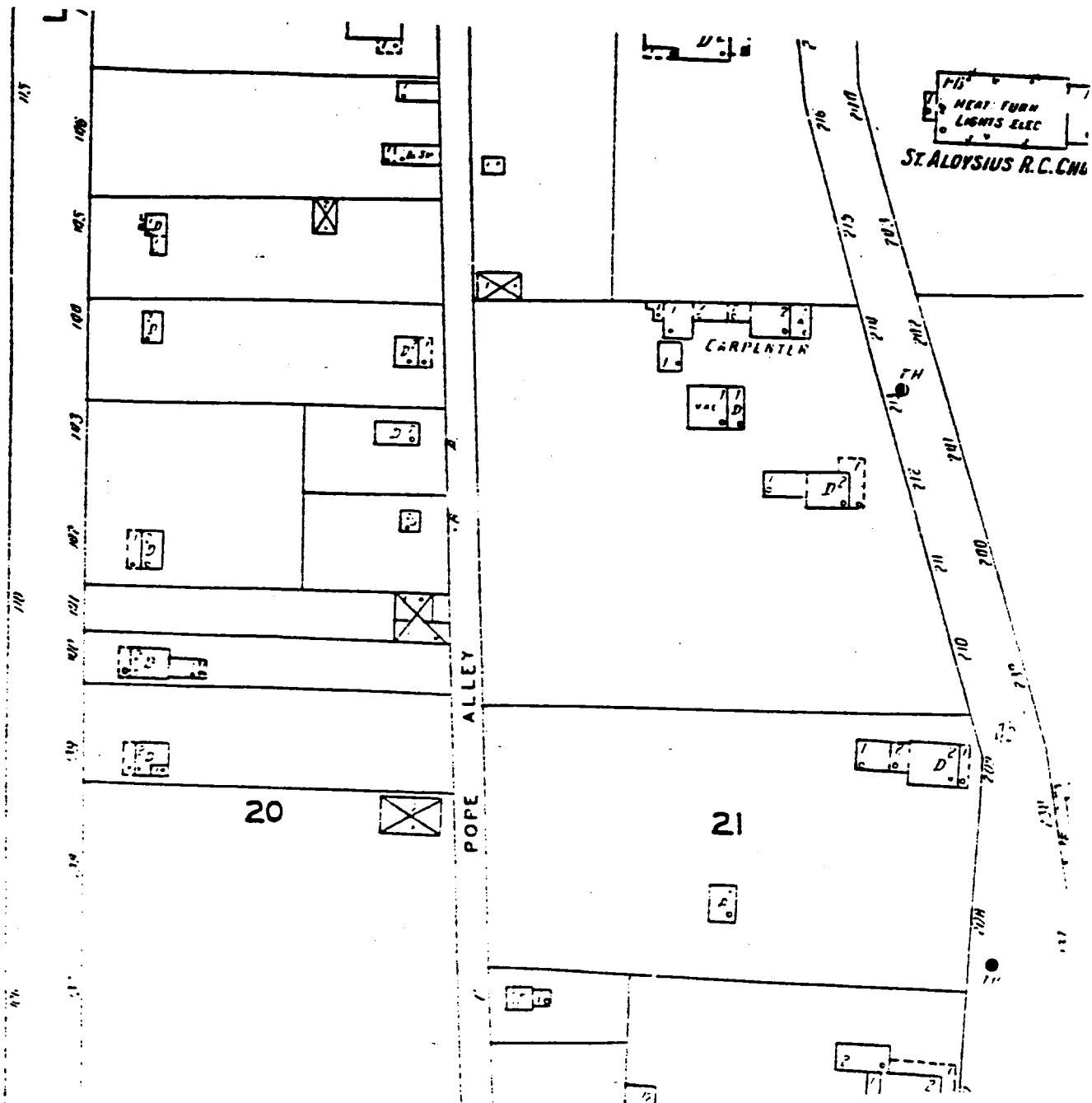
Reference: Liber EBA 9, Folio 276
Grantee: Enoch B. Abell
Grantor: Annie May Hayden, et vir
Date: April 19, 1911
Notes: Here the deed notes only the presence of a blacksmith shop, stable, and corn house.

Reference: Liber JJG 5, Folio 264
Grantee: Annie May Hayden
Grantor: Matthew J. Pope
Date: July 13, 1898

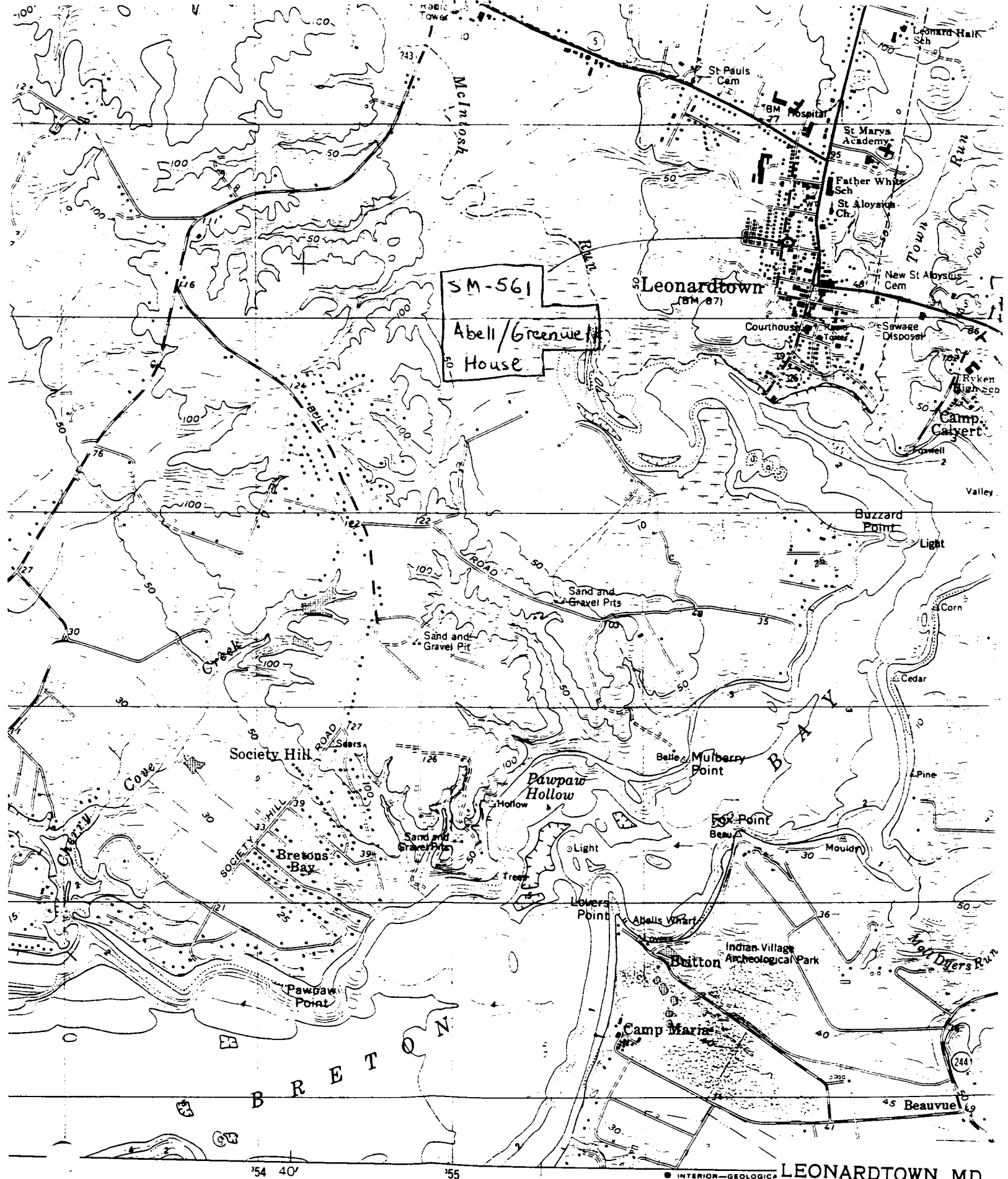
Reference: Liber JFF 5, Folio 128
Grantee: Matthew J. Pope
Grantor: Asa A. and Anna G. Lawrence
Date: July 29, 1881

Reference: Liber JFF 4, Folio 361
Grantee: Asa A. and Anna G. Lawrence
Grantor: Joseph H. Key and Robert C. Combs
Date: December 22, 1880
Notes: Here Lawrence purchases much of the land on the west side of Leonardtown that would eventually comprise the area around present day Lawrence Avenue.

SM-561, The Abell/Greenwell House
 St. Mary's County
 8.3 Significance



1928 Sanborn Map showing the Abell/Greenwell House on the east side of Lawrence Avenue.



LEONARDTOWN, MD.

SW/4 LEONARDTOWN 15' QUADRANGLE

38076-C6-TB-024

ROAD

1963

Heavy-duty

Medium-duty

3ATHMETRY ADDED 1982

PHOTOREVISED 1984

DMA 5660 1 SW-SERIES V833

